



Marvelous Retreat



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 931,700.9

Location

Country: Italy
State/Region/Province: Umbria
City: Umbertide
Posted: Apr 08, 2026

Description:

The farmhouse is arranged over three levels with a total surface area of approximately 430 sq m, set within 11,070 sq m of parkland garden. The outdoor space features lawns, an olive grove with about 50 trees, mature trees, and flat areas suitable for convivial gatherings or landscape enhancement projects. The panoramic views are expansive, and the south-east/south-west exposure ensures abundant natural light throughout the day. The property is completed by two agricultural outbuildings in need of renovation, measuring approximately 50 and 70 sq m, which can be converted into a guesthouse, garage, or pool house. The main building is divided into three independent apartments as well as two large open-plan spaces with bathrooms, versatile areas suitable for use as a studio, hobby room, atelier, meeting area, or yoga space. The largest unit extends over the first and second floors. Accessed via an external staircase and loggia, it opens into a living room with fireplace, alongside a kitchen, one bedroom, and a bathroom; on the upper level there are two bedrooms, an additional bathroom, and a large hallway that distributes the rooms with fluidity. On the ground floor there are two independent apartments, each consisting of a living room with kitchenette, bedroom, and bathroom, an ideal solution for guests or hospitality activities. The interiors feature quality finishes, with elements recalling tradition such as terracotta floors and wooden details. This property represents a hillside retreat with historic character, generous interior and exterior spaces, and a high level of privacy, set in one of the most sought-after areas of Umbria, just a short distance from medieval villages, art cities, and nature trails. A residence that allows you to experience the landscape authentically and shape the spaces according to your life project.

The finishes are those typical of a traditional farmhouse, with wooden beam ceilings, terracotta and wooden floors, and stone details. The windows are fitted with double glazing. The radiant heating system



is powered by LPG gas, supported in the main apartment by a hydro stove that allows for significant energy savings. The farmhouse requires minor completion/restoration works in some areas, but the overall structural and mechanical conditions are excellent.

The property is properly connected to the electricity grid. The water supply is ensured by the presence of a well approximately 80 mt deep. The radiator heating system runs on LPG gas, supported in the main apartment by a hydro pellet stove.

Here you can create a charming primary residence or a second home dedicated to relaxation, with over one hectare of land including garden and olive grove. The layout across multiple units and the two spacious open-plan areas with bathroom support a hospitality project: B&B, holiday home, holistic retreat, as well as a venue for private events and ceremonies. The outbuildings further expand the possibilities as guest annexes or hospitality spaces. A prestigious investment to be tailored to your vision.

The setting is hilly, with open views over rolling green landscapes and the surrounding countryside. Access is via an asphalted road or a short unpaved stretch of less than 500 meters, easily passable in every season. The town center of Umbertide, Perugia and Lake Trasimeno are easily reachable, as well as the Umbria International Airport located about 30 km away.

The Great Estate group conducts, through the seller's technician, a technical due diligence on every property acquired, allowing us to thoroughly understand the urban planning and cadastral status of each property. This due diligence can be requested by the client at the time of genuine interest in the property.

No restrictions Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Condition: Reformed
Built: 1800

Common

Lot Size: 11070 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2516/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 9915



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